HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO:	**2019-098**
ADDRESS:	238 W HOLLYWOOD AVE
LEGAL DESCRIPTION:	NCB 6387 BLK 7 LOT 40, 41, 42 & W 12.5 FT OF 39
ZONING:	R-5,H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	David Leibold
OWNER:	David Leibold
TYPE OF WORK:	Construction of a rear patio and storage structure
APPLICATION RECEIVED:	February 15, 2019
60-DAY REVIEW:	April 16, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove a non-original rear accessory structure.
2. Construct a 1-story open air patio structure in the rear of the lot. The patio will cover outdoor seating space and a proposed 20'x8' shipping container for storage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be

considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the

district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document
Windows used in new construction should:
- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

a. The primary structure located at 238 W Hollywood is a 2-story single family structure constructed in approximately 1930 in the Tudor Revival style with Mission influences. The home features a dominant brick chimney, a steeply-sloping primary hipped roof with a primary front gable, decorative vergeboarding, and a cast stone arched entryway. The structure is contributing to the Monte Vista Historic District. The structure also features a 2-story rear accessory structure constructed in approximately 1930 that is also contributing to the district.
b. REAR STRUCTURE – The applicant has proposed to remove an existing rear accessory structure. The structure is a greenhouse with a gambrel shingle roof. Based on materiality, siting, and Sanborn Maps, the structure is not original to the site. Staff finds its removal appropriate.
c. PATIO AND STORAGE STRUCTURE – The applicant has proposed to construct an open-air patio structure at the southeastern edge of the lot. The structure will feature a primary gable roof form with a lean-to low-sloping shed roof. The gable portion will be supported by four 6x6" or 8x8" wood posts anchored into stone and/or brick pedestals to match the primary structure. The lean-to portion of the roof will be supported by 6x6" wood or metal posts. The overall height of the structure will total approximately 15'-3". The applicant has proposed to install a 20'x8' storage container measuring 8.5' in height underneath the lean-to portion of the structure. The applicant has not provided photos or elevation drawings of this particular portion of the request. According to the Historic Design Guidelines, new rear accessory structures should be consistent with the height and overall scale of nearby buildings, should feature materials that complement the type, color, and texture of those found in the district, and should feature architectural details that are compatible with and do not visually compete with the primary structure. Staff finds the proposed open-air patio structure consistent with the Guidelines. Staff finds that the proposed storage container may be appropriate due to its lack of visibility from the public right-of-way, but requires additional documentation as noted in the recommendation.

RECOMMENDATION:

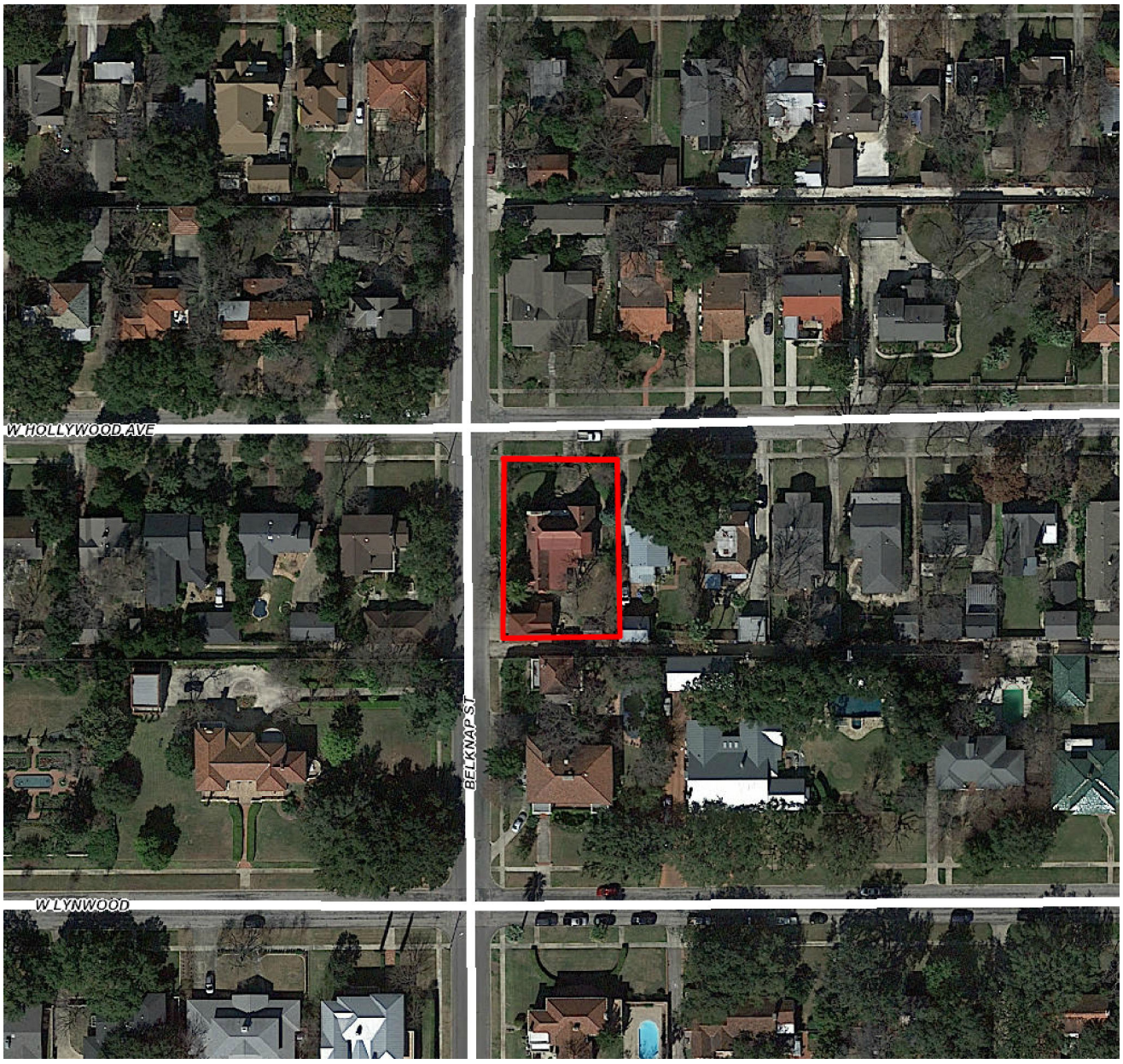
Item 1, Staff recommends approval of the removal of the greenhouse structure based on finding b.

Item 2, Staff recommends approval of the patio and storage structure based on findings a and c with the following stipulations:

i. That the applicant utilizes 6x6" wood beams for the gable portion of the structure and 6x6" wood posts for the lean-to portion of the structure.
ii. That the applicant provides photographs and/or elevation drawings of the proposed storage structure to staff for review and approval prior to receiving a Certificate of Appropriateness. The color of the unit should be muted and matte. Staff finds colors pulled from the existing primary structure to be most appropriate.

CASE MANAGER:

Stephanie Phillips



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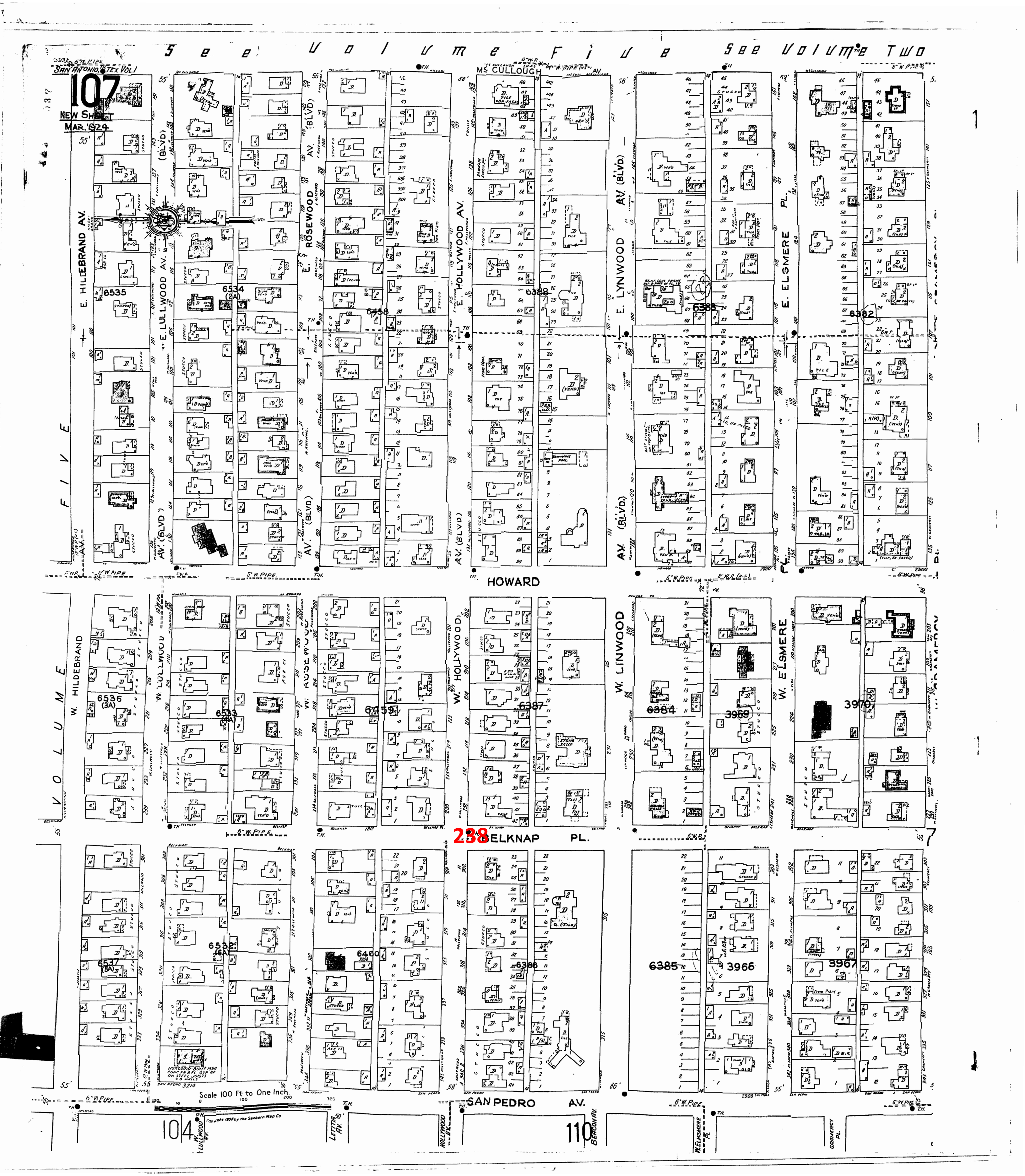
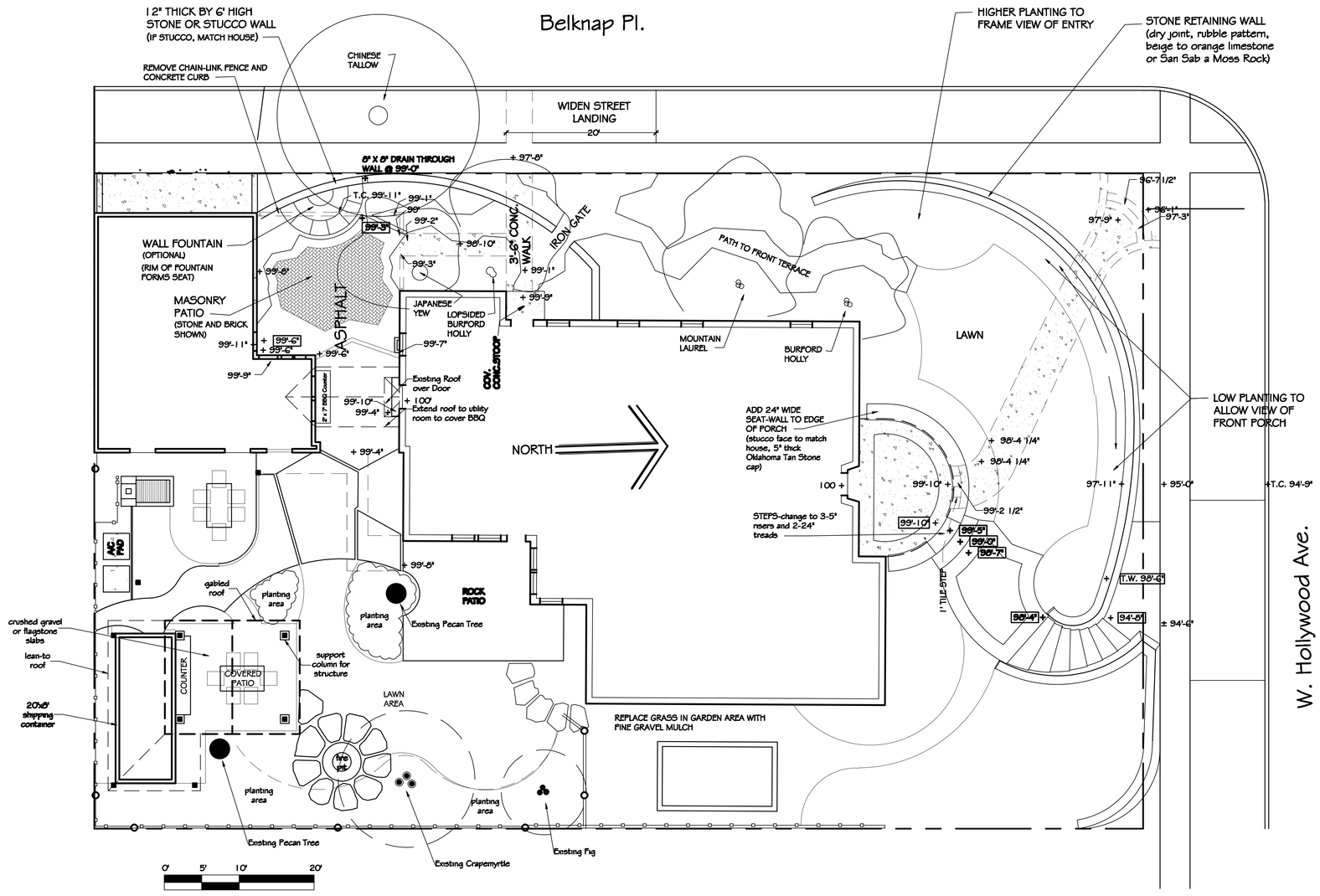
Printed:Mar 01, 2019


238W

SANBORN MAP 1911-1951





The Leibold-Etchinson Residence

238 W. Hollywood Ave.
San Antonio, TX

(w)
(h)

revisions:

scale: 1/8" = 1'-0"

date: Feb. 12, 2019

issue purpose:

SHOWS+ALLEN
LANDSCAPE ARCHITECTS, LLC
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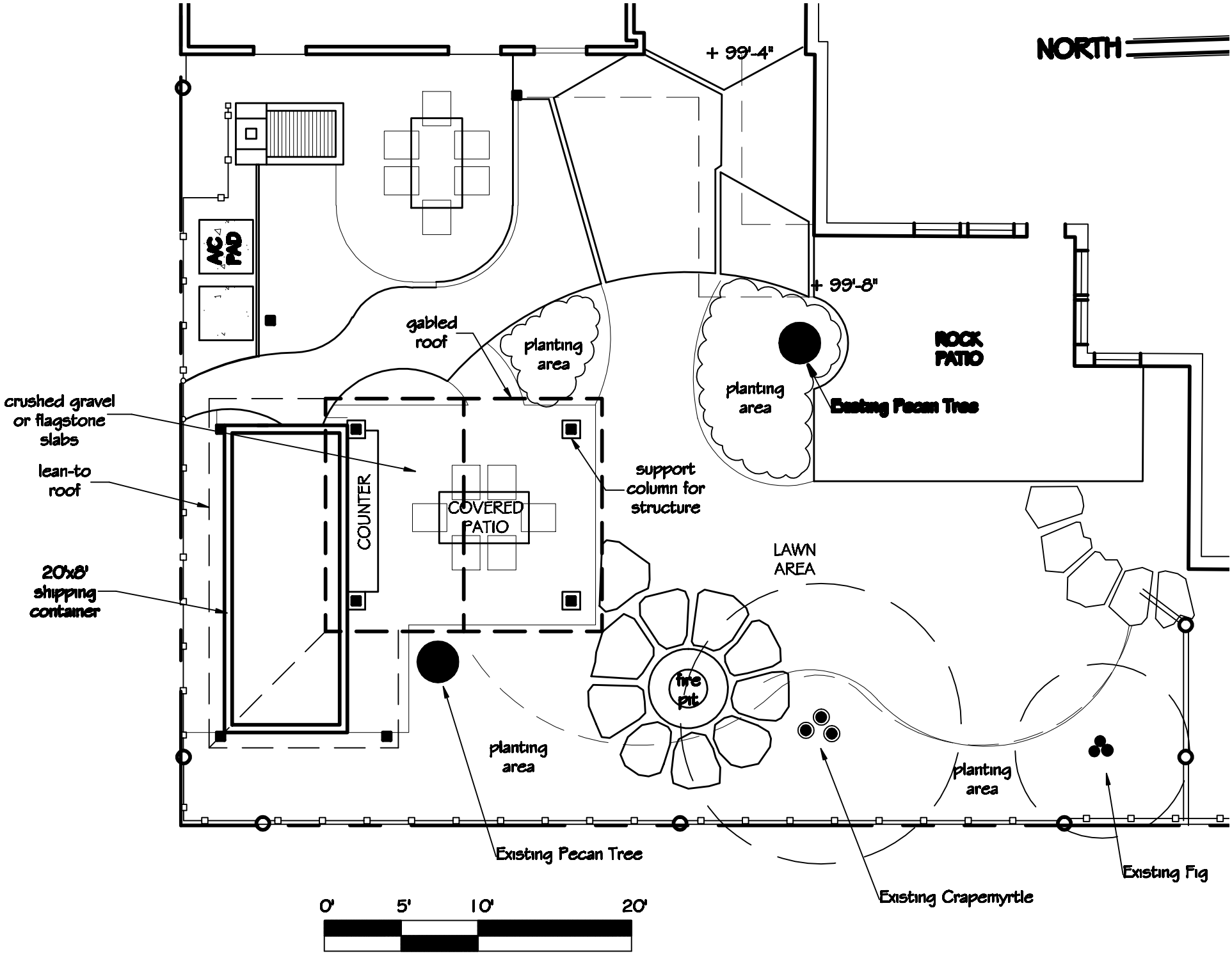
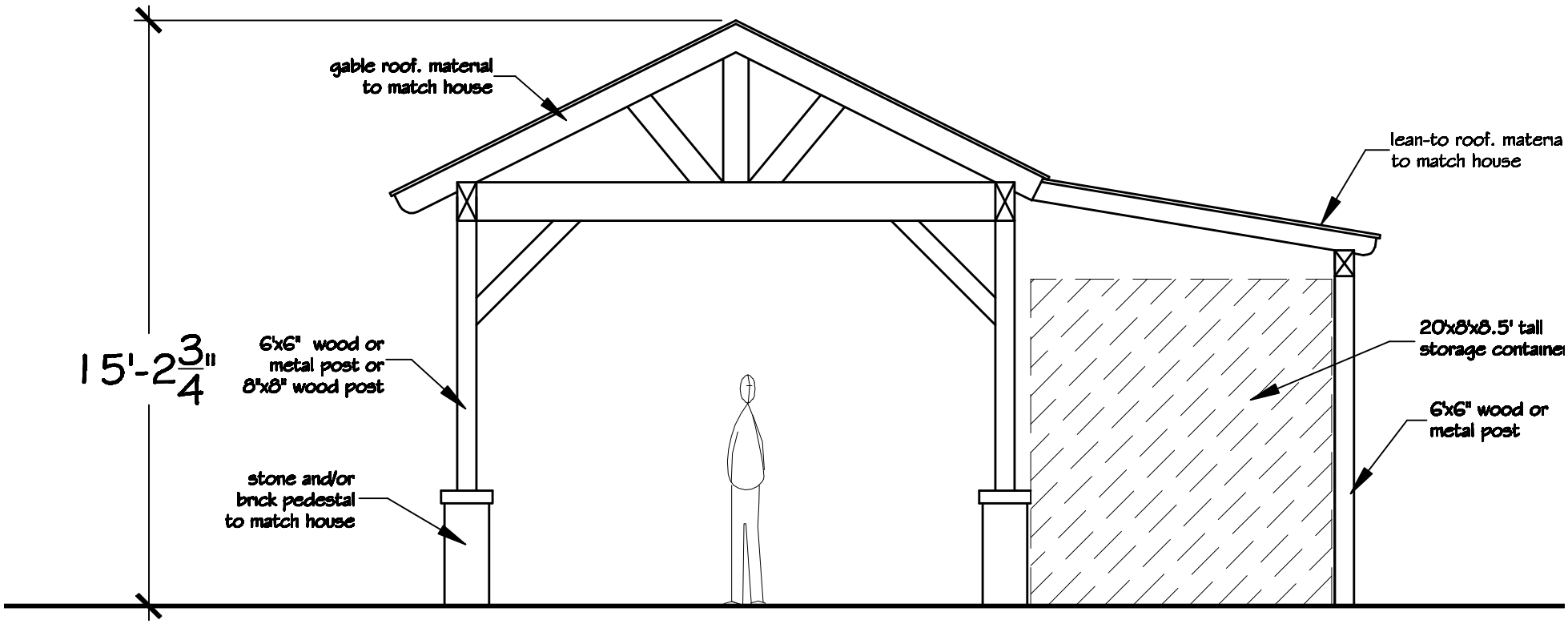
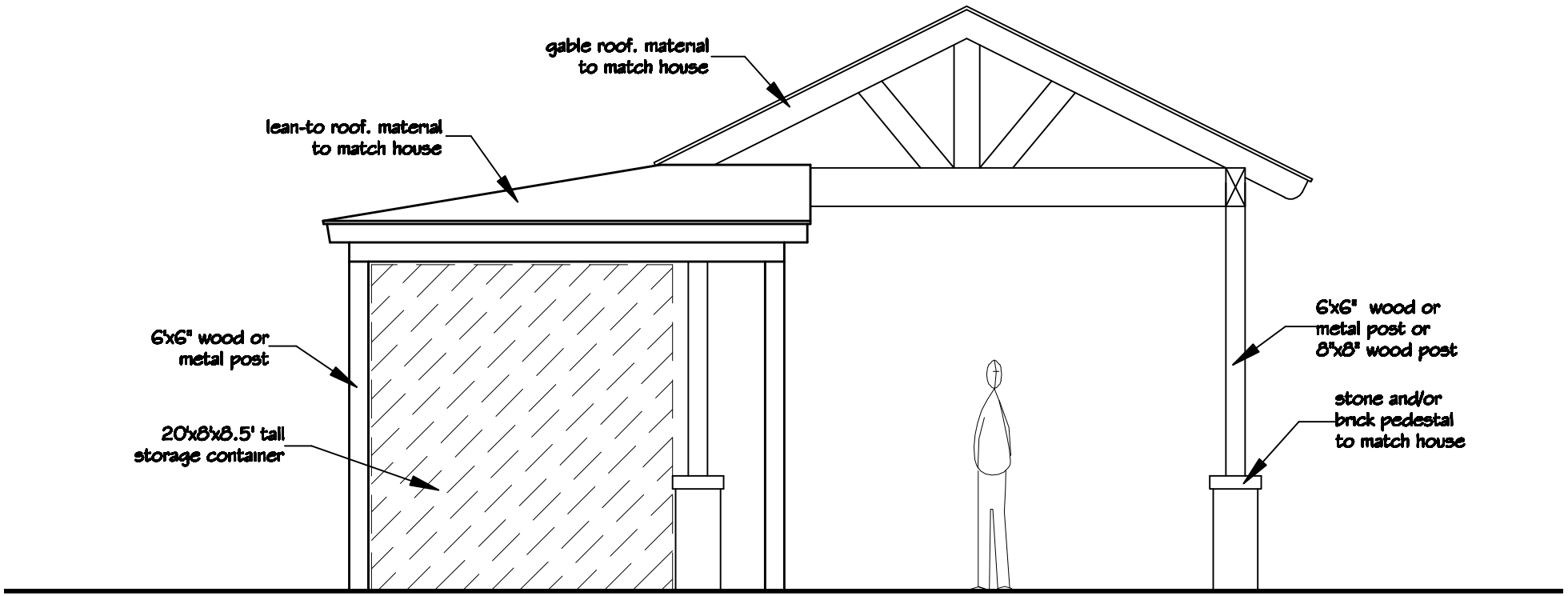
sheet title: Preliminary Outdoor Structure Plan

sheet number:

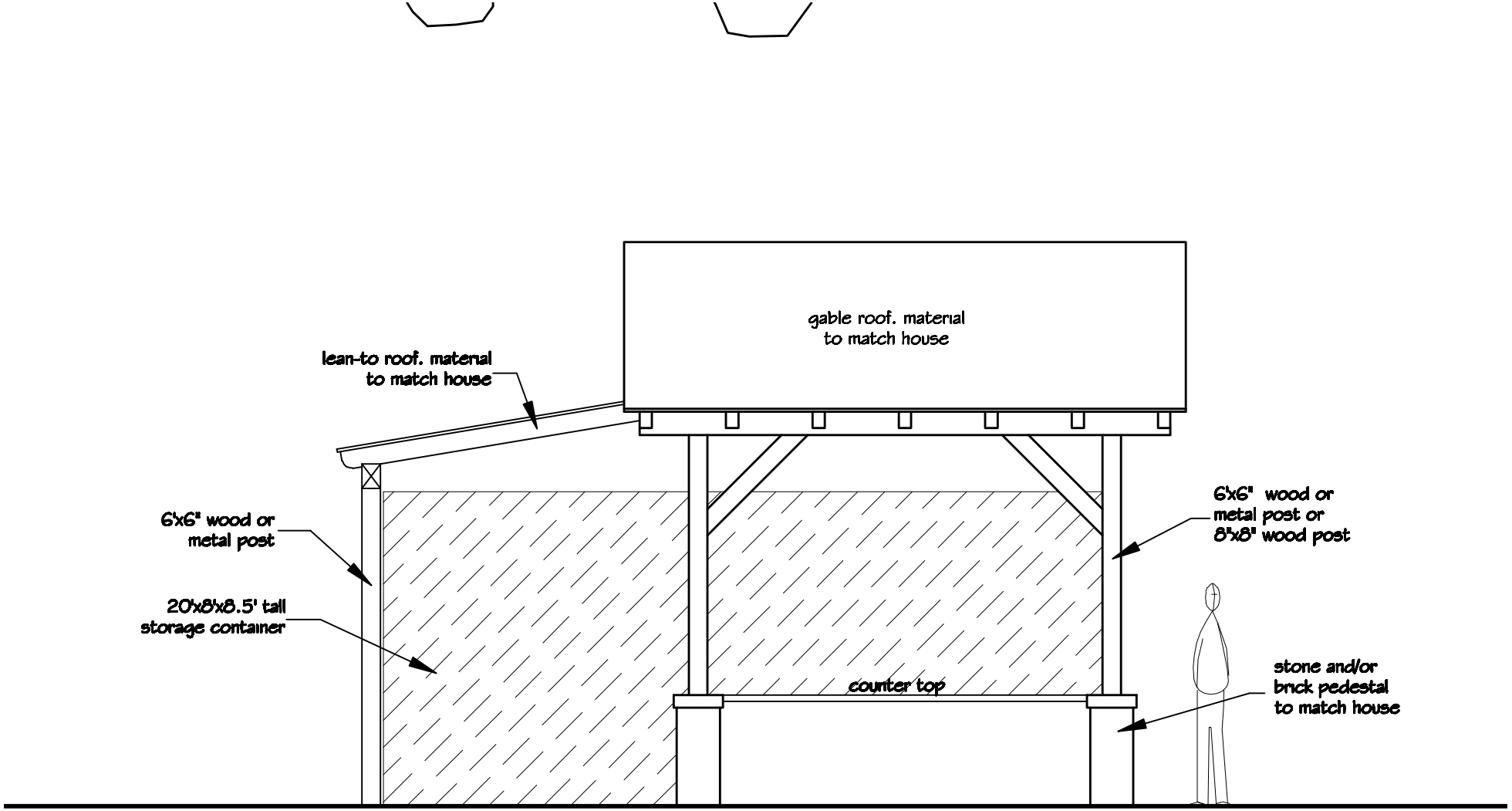

NORTH
+ 99'-4"
+ 99'-8"
AC PAD
gabled roof
planting area
planting area
ROCK PATIO
Existing Pecan Tree
crushed gravel or flagstone slabs
lean-to roof
20'x8' shipping container
COUNTER
COVERED PATIO
support column for structure
LAWN AREA
fire pit
planting area
planting area
Existing Pecan Tree
Existing Crapemyrtle
Existing Fig
0'
5'
10'
20'



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION